

AGENDA

Hearing Officer:
Items 1-14: Alex Garcia

Meeting Place: Virtual (Online) and by Teleconference

Meeting Date: July 19, 2022 - Tuesday

Time: 9:00 a.m.

NOTICE

In accordance with Assembly Bill 361, all regularly scheduled Hearing Officer meetings will convene as virtual (online) meetings and by teleconference until further notice.

OBSERVING THE MEETING

To observe the meeting without providing public comment for the record, go to <https://us02web.zoom.us/j/82455739842> (Webinar ID: 824 5573 9842), <http://facebook.com/LACDRP>, or dial (669) 900-6833 or (346) 248-7799.

PROVIDING VERBAL PUBLIC COMMENT

To provide verbal public comment for the record during the meeting, go to <https://us02web.zoom.us/j/82455739842> (Webinar ID: 824 5573 9842) and staff will assist you via the Zoom chat feature, or dial (669) 900-6833 or (346) 248-7799 and send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

To provide verbal public comment for the record before the meeting, dial (213) 974-6411 and leave a message or voicemail with your comment, the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Verbal public comments submitted prior to 12 p.m. on Monday, July 18, 2022 will be transcribed and provided to the Hearing Officer. Verbal public comments submitted after 12 p.m. on Monday, July 18, 2022 will not be provided to the Hearing Officer but will be transcribed and added to the public record.

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to comment@planning.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written public comments submitted prior to 12 p.m. on Monday, July 18, 2022 will be provided to the Hearing Officer. Written public comments submitted after 12 p.m. on Monday, July 18, 2022 will not be provided to the Hearing Officer but will be added to the public record.

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone or email to the Secretary of the Regional Planning Commission at (213) 974-6409 or info@planning.lacounty.gov 72 business hours prior to the meeting. Thank you.

Si desea una interpretación oral para personas que no hablan inglés o una adaptación especial conforme a la Ley Americanos con Discapacidades, por favor haga su solicitud por teléfono o correo electrónico a la Secretaría de la Comisión de Planificación Regional llamando al (213) 974-6409 o dirigiéndose a info@planning.lacounty.gov 72 horas hábiles antes de la reunión. Gracias.

비영어권 사람들을 위한 구두 통역을 원하거나 미국 장애인법에 따라 특별한 숙소를 원하는 경우 회의 시작 72시간 전에 지역 계획 위원회 장관에게 (213) 974-6409 또는 info@planning.lacounty.gov 로 전화 또는 이메일을 통해 요청하십시오. 감사합니다.

如果需要為非英語人士提供口語翻譯或根據美國殘疾人法案需要提供特殊便利，請在會議前 72 個工作小時內通過電話或電子郵件向區域規劃委員會秘書提出請求，電話號碼為 (213) 974-6409，電郵地址為 info@planning.lacounty.gov。謝謝。

PART I - PLEDGE OF ALLEGIANCE

1. Hearing Officer

PART II - CONSENT ITEMS FOR APPROVAL

2. [Project No. 00-196-\(5\)](#)
 Planner: Timothy Stapleton
 Applicant: Fivepoint
 North of the Santa Clara River and West of Interstate 5, Landmark Village, Newhall Ranch Specific Plan
 Santa Clarita Valley Planning Area
 - a. Vesting Tentative Tract Map No. 53108-(5)
 To create 270 single-family lots, 15 multi-family lots, 2 mixed-use/multi-family lots, 16 commercial lots, 83 open space lots, 3 recreation lots, 2 park lots, 5 trail related lots, and 4 public facility lots, within the SP (Specific Plan) Zone.

PART II - CONSENT ITEMS FOR APPROVAL (Cont.)

- b. Conditional Use Permit No. 00-196-(5)
To ensure that project level improvements for Landmark Village are consistent with the River Corridor Special Management Area of the Newhall Ranch Specific Plan and previously approved CUP No. 94-087.
- c. Conditional Use Permit No. 2005-00112-(5)
To authorize the development of off-site utilities, including water tanks, and grading in excess of 100,000 cubic yards and transport of graded materials.
- d. Oak Tree Permit No. 00-196-(5)
To authorize the removal of 65 oak trees, including 10 heritage oaks.
- e. This action is categorically exempt (Class 5 – Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

Time extension request is from August 17, 2022 to August 17, 2024.

Approve this extension for Vesting Tentative Tract Map No. 53108-(5) for two (2) years pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.40.180 of the Los Angeles County Code (Subdivision Ordinance) subject to the findings and conditions of the tentative approval. This is the first and second discretionary time extensions.

3. [Project No. 03-395-\(3\)](#)

Planner: Timothy Stapleton

Applicant: Janek Dombrowa

1855 Cold Canyon Road

Santa Monica Mountains Planning Area

- a. Tentative Parcel Map No. 27033
To create four single-family residential parcels on 9.4 gross acres in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone.
- b. Conditional Use Permit No. 03-395
To ensure compliance with the requirements of non-urban hillside management.
- c. This action is categorically exempt (Class 5 – Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

Time extension request is from June 12, 2022 to June 12, 2023.

Approve this extension for Tentative Parcel Map No. 27033 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.40.180 of the Los Angeles County Code (Subdivision Ordinance) subject to the findings and conditions of the tentative approval. This is the fifth discretionary time extension.

PART II - CONSENT ITEMS FOR APPROVAL (Cont.)

4. [Project No. 2019-002021-\(5\)](#)
[Tentative Parcel Map No. 82221 \(RPPL2019003641\)](#)

Planner: Timothy Stapleton

Applicant: Steve Lee

4363 Rosemont Avenue

West San Gabriel Valley Planning Area

- a. To create two single-family residence parcels on 0.39 acre in the R-1 (Single-Family Residence – 5,000 Square Feet Minimum Required Lot Area) Zone within the La Crescenta-Montrose Community Standards District.
- b. This action is categorically exempt (Class 5 – Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

Time extension request is from August 19, 2022 to August 19, 2023.

Approve this extension for Tentative Parcel Map No. 82221 for one (1) year pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.40.180 of the Los Angeles County Code (Subdivision Ordinance) subject to the findings and conditions of the tentative approval. This is the first discretionary time extension.

5. [Project No. 03-304-\(5\)](#)

Planner: Timothy Stapleton

Applicant: Bahram Safavi/Can Shelter Inc.

Located parallel to and southwest of The Old Road and the Golden State Freeway (1-5), south of Parker Road and north of Villa Canyon Road

Santa Clarita Valley Planning Area

- a. Zone Change No. 03-304
To change the zoning from the A-2-2 (Heavy Agricultural – 2 Acre Minimum Lot Area) Zone to the RPD-5,000-1.9U (Residential Planned Development – 5,000 Square Foot Minimum Lot Area – 1.9 Dwelling Units Per Acre) Zone on 42.04 acres and to the M-1-DP (Light Manufacturing – Development Program Zone) Zone on 5.21 acres.
- b. Vesting Tentative Tract Map No. 53933
To create 79 lots (70 single-family residential lots, three commercial lots, four open space lots, one private park lot, and one public facility lot) on 47.25 gross acres within the Castaic Area Community Standards District.
- c. Conditional Use Permit No. 03-304
To ensure compliance pertaining to urban and non-urban hillside management density-controlled development, grading, Residential Planned Development, and the proposed Development Program.
- d. Oak Tree Permit No. 03-304
To allow the removal of 13 oak trees and encroachment within the protected zone of 20 oak trees.
- e. Environmental Assessment Case No. 03-304
EIR, SCH# 2005051009, May 2010

PART II - CONSENT ITEMS FOR APPROVAL (Cont.)

- f. This action is categorically exempt (Class 5 – Minor Alterations in Land Use Limitations) pursuant to CEQA reporting requirements.

Time extension request is from August 14, 2022 to August 14, 2023.

Approve this extension for Vesting Tentative Tract Map No. 53933 for a period or periods not exceeding a total of six years pursuant to Section 66452.6(e) of the Subdivision Map Act and Section 21.40.180 of the Los Angeles County Code (Subdivision Ordinance) subject to the findings and conditions of the tentative approval. This is the sixth and final discretionary time extension.

PART III - PUBLIC HEARINGS

6. [Project No. 2019-000507-\(5\)](#)
[Conditional Use Permit RPPL2019000931](#)
Planner: Richard Claghorn
Applicant: Roknipour Investment Group LLC
West side of 50th Street West, north of Avenue L-12
Antelope Valley Planning Area

To authorize the establishment and operation of an automatic car wash in the MXD-RU (Rural Mixed-Use Development) Zone. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

7. [Project No. PRJ2021-001532-\(5\)](#)
[Conditional Use Permit RPPL2021004070](#)
Planner: Richard Claghorn
Applicant: T-Mobile
4002 West Avenue N-3
Antelope Valley Planning Area

To authorize the continued operation and maintenance of an existing unmanned wireless communications facility consisting of a 50-foot high monopine and appurtenant facilities, in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

8. [Project No. PRJ2021-003469-\(1\)](#)
Planner: Carl Nadela
Applicant: New Emerald Health Services / James Qiu
17128 Colima Road
East San Gabriel Valley Planning Area

- a. Conditional Use Permit No. RPPL2021009598
To authorize the establishment and maintenance of a new adult day care facility within an existing tenant space at an existing commercial complex in the C-2 (Neighborhood Commercial) Zone.
- b. Environmental Assessment No. RPPL2022001324
To consider an ND as it has been determined that the Project will not have a significant effect on the environment pursuant to CEQA reporting requirements.

PART III - PUBLIC HEARINGS (Cont.)9. [Oak Tree Permit No. RPPL2015000323](#)

Planner: Carl Nadela
Applicant: Edward Huang
3465 Turnbull Canyon Road
East San Gabriel Valley Planning Area

To authorize the encroachment into the protected zone of 16 non-heritage Oak Trees in conjunction with the construction of a new single-family residence in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 3 – New Construction and Conversion of Small Structures and Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

10. [Project No. PRJ2021-001012-\(4\)](#)
[Conditional Use Permit RPPL2021002630](#)

Planner: Steven Mar
Applicant: Sprint PCS
14000 Telegraph Road
Gateway Planning Area

To authorize the continued operation of an existing unmanned wireless communications facility monopine with minor modifications located on a country club property in the A-1 (Light Agricultural) Zone within the unincorporated community of South Whittier – Sunshine Acres. The project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

11. [Project No. 2018-001569-\(1\)](#)
[Substantial Conformance Review No. RPPL2018002270](#)

Planner: Michele Bush
Applicant: LEEDCO Engineers, Inc.
318-320 South Atlantic Boulevard
Metro Planning Area

A request for a substantial conformance review to authorize the construction and operation of a 960 square-foot automatic car wash at an existing gas station (76 Gas Station) within the Transit Oriented District Transect Zone of the East Los Angeles Third Street Form-Based Code Specific Plan and East Los Angeles Community Standards District. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

12. [Project No. PRJ2021-000439-\(5\)](#)
[Conditional Use Permit No. RPPL2021001137](#)

Planner: Soyeon Choi
Applicant: Crown Castle / Jillianne Newcomer
43758 Lakeview Road
Antelope Valley Planning Area

To authorize the continued operation and maintenance of an existing wireless communications facility that consists of a 150-foot-high lattice tower and appurtenant facilities in the A-2-2.5 (Heavy Agricultural – 2.5 Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 1 – Existing Facilities) pursuant to CEQA reporting requirements.

PART III - PUBLIC HEARINGS (Cont.)

13. [Project No. 2018-003893-\(5\)](#)
[Conditional Use Permit No. RPPL2018006131](#)

Planner: Soyeon Choi

Applicant: AT&T / Gunjan Malik

Southwest from the intersection of West Avenue I and 98th Street W (Assessor's Parcel Number: 3218-001-013)

Antelope Valley Planning Area

To authorize the construction, operation, and maintenance of a new wireless communications facility that consists of a 75-foot-high tower disguised as a eucalyptus tree with appurtenant facilities in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone. This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) pursuant to CEQA reporting requirements.

PART IV - PUBLIC COMMENT

14. Public comment pursuant to Section 54954.3 of the Government Code

PART V - ADJOURNMENT

ADJOURNMENT TO 9:00 A.M., TUESDAY, AUGUST 2, 2022

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act

SEA - Significant Ecological Area

EIR – Environmental Impact Report

MND – Mitigated Negative Declaration

ND – Negative Declaration

CE – Categorical Exemption

TIME LIMITS: The Hearing Officer has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Hearing Officer will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Hearing Officer may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

TIME LIMITS FOR APPEAL ITEMS: Appellant and applicant shall be provided equal time to present evidence. The Hearing Officer shall determine the time limit based on the complexity of the case and the length of the agenda. Time will also be allocated to the appellant for rebuttal.

WRITTEN TESTIMONY: Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

PUBLIC HEARING CLOSING AND RE-OPENING: Public hearings that are closed during the course of the meeting may be re-opened by the Hearing Officer without notice at any time prior to adjournment of the meeting.

LOBBYIST REGISTRATION: Any person who seeks support or endorsement from the Hearing Officer on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

MEETING MATERIALS: The agenda package is accessible on LA County Planning's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to the Hearing Officer after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available at LA County Planning and are also available in the hearing room on the day of the Hearing Officer meeting regarding that matter.

LIVE WEB STREAMING: LA County Planning broadcasts all regularly scheduled Hearing Officer Meetings on its website at <http://planning.lacounty.gov>.